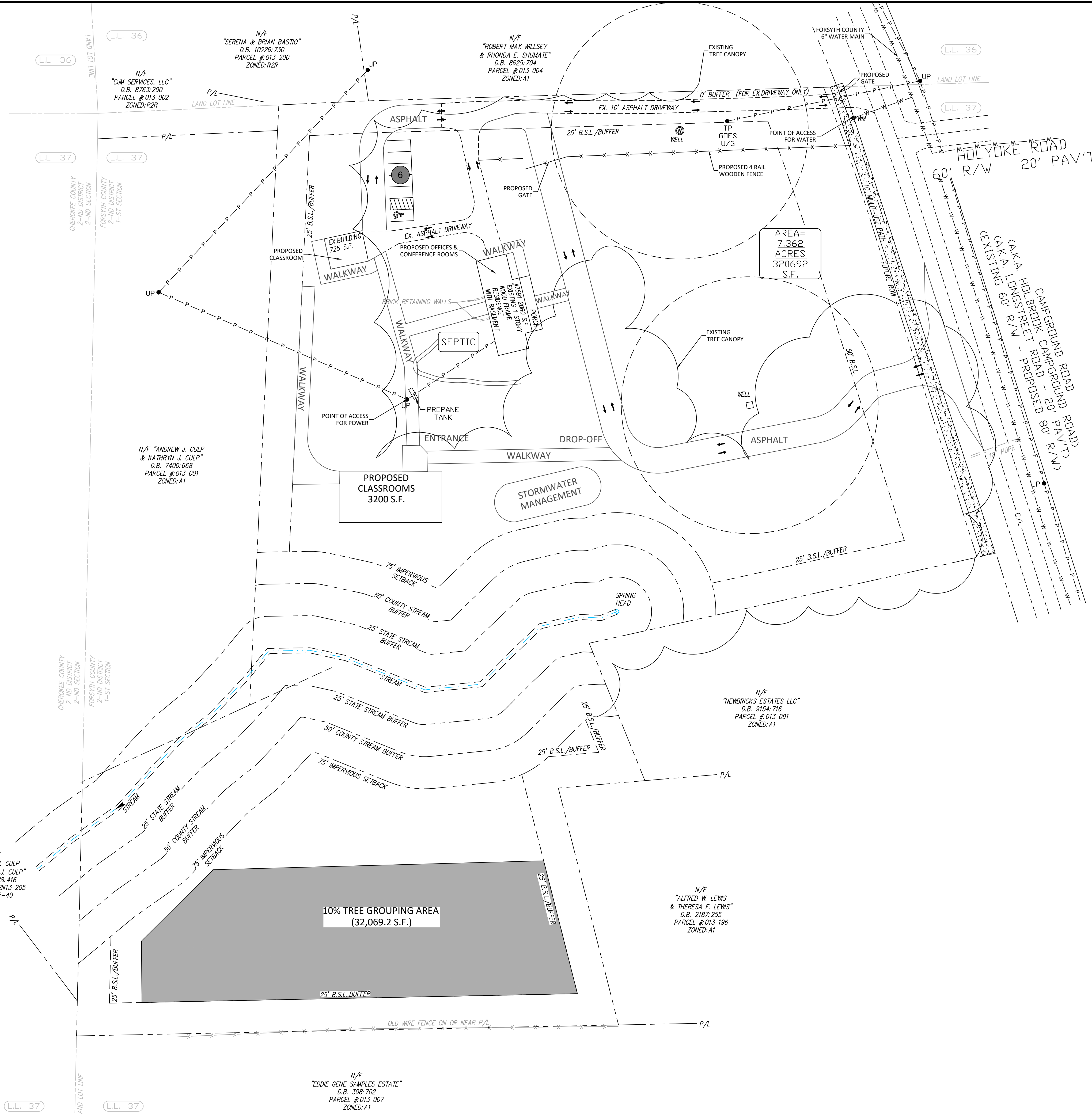


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PROPERTY OWNER:
(PER FORSYTH COUNTY TAX RECORDS)
ANVIL ACADEMY INC
7681 CAMPGROUND RD
CUMMING, GA 30040

SITE ADDRESS:
7591 CAMPGROUND RD
CUMMING, GA 30040

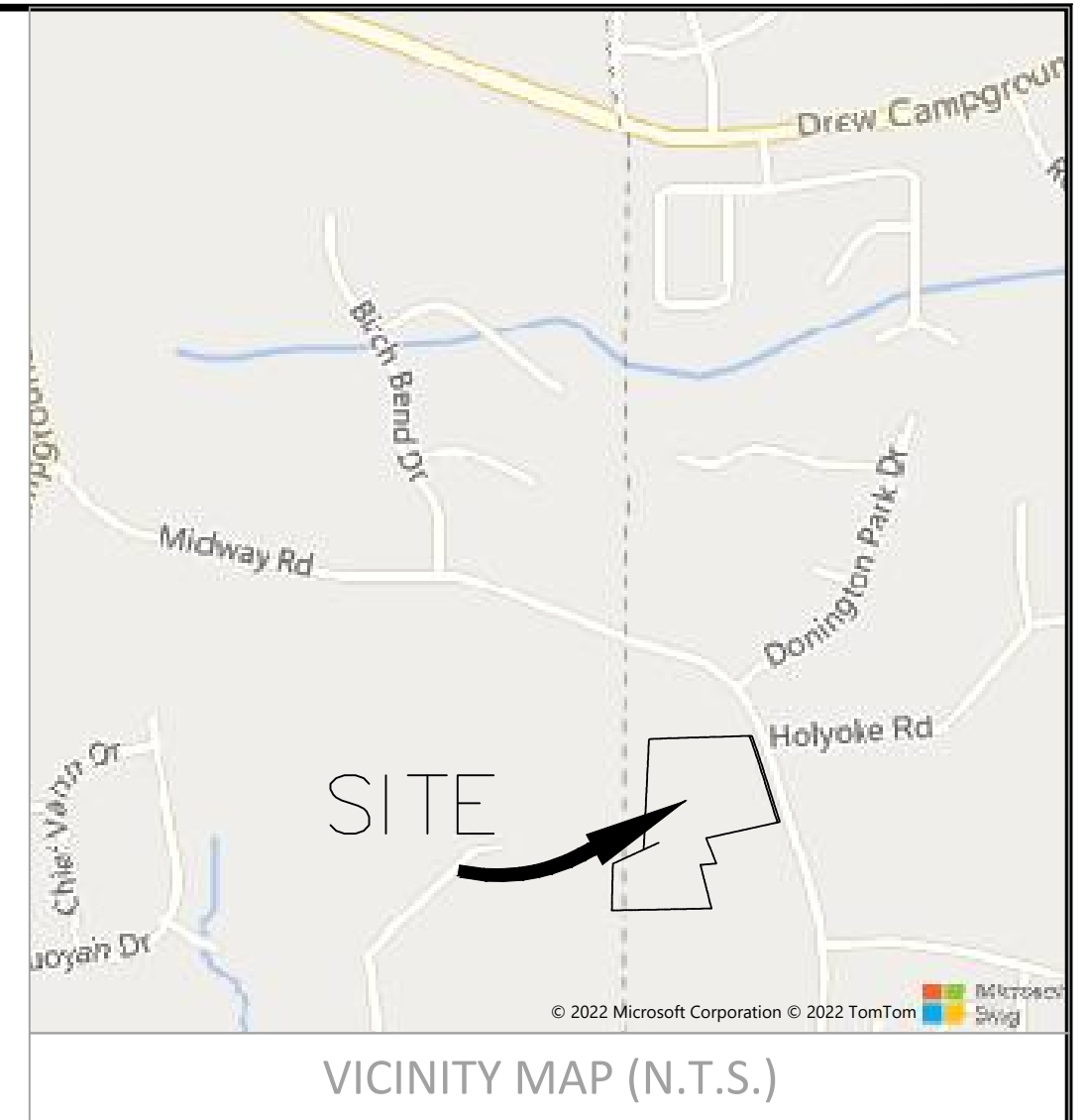
PROJECT DESCRIPTION:
PROPOSED CUP

PROJECT PERMITTEE:
ANDREW CULP

24-HOUR CONTACT:
ANDREW CULP
(201) 783-2334
ANDREW.CULP@
THEANVILACADEMY.ORG

PROPERTY INFORMATION:
PIN: 013 005
ZONED: A1

WATER AND SEWER:
FORSYTH COUNTY WATER &
ON SITE PRIVATE SEPTIC



FLOOD NOTE:

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA PER FORSYTH COUNTY F.I.R.M. PANEL NO.13117C0110F, DATED 03/04/2013.

REFERENCE

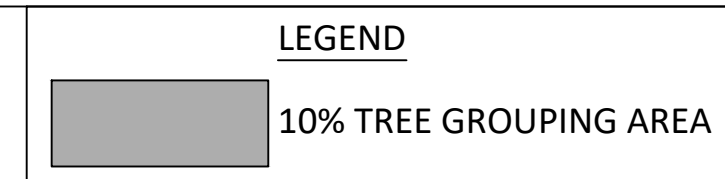
BOUNDARY SURVEY & TOPOGRAPHIC INFORMATION PREPARED BY BRUMBELOW-RESE AND ASSOC. INC, DATED: MARCH 29, 2021.

CAMPGROUND- CASTLEBERRY-KELLY MILL-PITTMAN-POST-SHILOH ROAD OVERLAY
SITE DATA
CAMPGROUND CHARACTER AREA
MAX BLDG. HEIGHT - 30'
PROPOSED BLDG. HEIGHT - 20'

SITE ACREAGE: 7.362 AC (320,692 S.F.)
CURRENT ZONING: A1
PROPOSED ZONING: A1 W/ C.U.P.
PROPOSED USE: PRIVATE SCHOOL
TOTAL BUILDING S.F.: 5,985 S.F.
10% TREE GROUPING AREA REQUIRED = 0.736 AC (32,069.2 S.F.)
10% TREE GROUPING AREA PROVIDED = 0.736 AC (32,069.2 S.F.)

MIN. FRONT YARD SETBACK: 50'
MIN. SIDE YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 25'

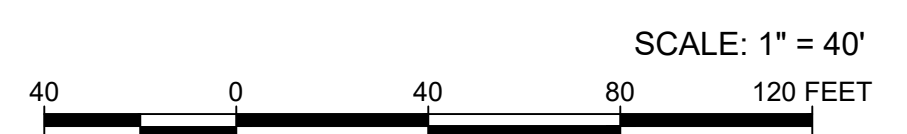
PARKING DATA
MIDDLE SCHOOL PARKING REQUIREMENTS-
REQUIRED PARKING = 5 SPACES (1 PER 10 STUDENTS @ 50 STUDENTS)
PROVIDED PARKING = 5 SPACES, 1 ACCESSIBLE SPACE



VARIANCE #1: UDC SECTION 18-5.18 - SEWER DISTANCE VARIANCE OF 5,000 FT. TO ALLOW USE OF ON-SITE SEPTIC SYSTEM.

VARIANCE #2: UDC SECTION 15-1.3 (TABLE 15.2) - REDUCE THE BUFFER ALONG THE NORTHERN BOUNDARY FROM 25' TO 0' (FOR EXISTING DRIVEWAY ONLY)

NOTE:
IN ORDER TO PROTECT BOUNDARY TREES AND TREES ON ADJOINING PROPERTY, THE TREE PROTECTION AND/OR REPLACEMENT PLAN SHALL SHOW ALL TREES WITHIN 25' OF THE PROPERTY LINE THAT ARE 8" DBH AND GREATER, ALONG WITH THE CRITICAL ROOT ZONE (CRZ) OF EACH SUCH TREE. THE LIMITS OF DISTURBANCE ON THE SUBJECT PROPERTY SHALL BE ADJUSTED SO THAT THERE IS NO LAND DISTURBANCE WITHIN THE CRZ OF EACH SAID TREE. IN LIEU OF IDENTIFYING EACH SUCH TREE, THE AREA OF PROTECTION MAY BE IDENTIFIED ALONG THE PROPERTY LINE WHERE TREES EXIST ON THE ADJOINING PROPERTY. THE MAXIMUM AREA OF PROTECTION IS 25' FROM THE PROPERTY LINE.



B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
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EMAIL: office@bcengineering-ga.com

THE ANVIL ACADEMY
C.U.P.
LAND LOT 37
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY
PREPARED FOR
ANDREW CULP



BR	REVISION	DATE	DESCRIPTION
BC	CHECKED BY:		
	DATE:	7/22/2022	
	SCALE:	AS NOTED	
	LAND LOTS:	37	
	DISTRICT:	2ND	
	SECTION:	1ST	

SHEET NO. 1 OF 1
JOB NO. 2022-135